

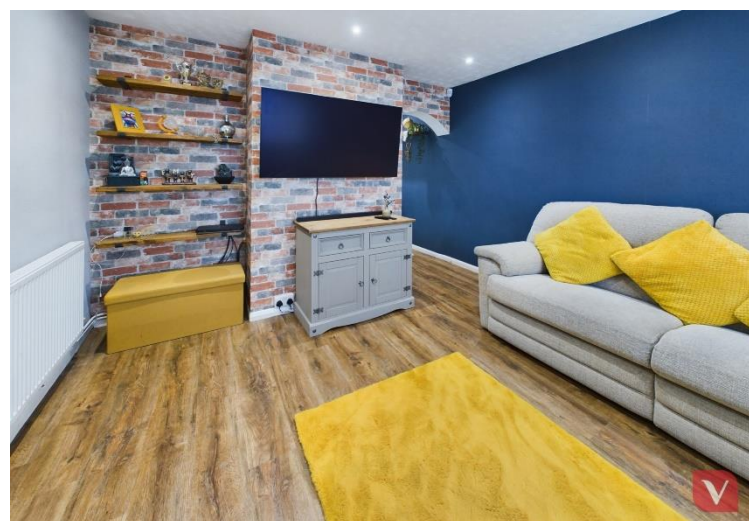


Tomlinson Avenue, Luton, Bedfordshire, LU4 0QN

Price £375,000 Freehold



Venture Residential are Proud to present Tomlinson Avenue, Situated in a highly sought-after location on the border of Luton and Dunstable, this immaculate three-bedroom semi-detached family home offers a fantastic opportunity for first-time buyers, young families, and second-time movers alike.



Tomlinson Avenue

Luton, LU4 0QN



- Immaculate 3 Bedroom Semi Detached Family Home
- Close Proximity to L&D Hospital
- Large Driveway
- 2 Separate Reception Rooms Finished to A Beautiful Standard
- Ideal for Families and First Time Buyers
- Close Proximity to M1 and Legrave Station - Ideal for Commuters
- Great Selection of Shops, Restaurants, Supermarkets and retails parks within the area



Situated in a highly sought-after location on the border of Luton and Dunstable, this immaculate three-bedroom semi-detached family home offers a fantastic opportunity for first-time buyers, young families, and second-time movers alike.

With its exceptional presentation and spacious living areas, this property is ready to move into and provides the perfect balance of comfort, convenience, and modern living.

On entering the property, you are welcomed into a bright and spacious hallway, leading to the main living areas. The living room is a generous space, offering ample room for family gatherings and relaxation. It features neutral décor, large windows that flood the room with natural light, and a fireplace as a focal point, creating a warm and inviting atmosphere.

Adjacent to the living room is a second reception room, which could be used as a formal dining room, a study, or even a playroom, offering versatility depending on your family's needs. Both reception rooms are well-proportioned and finished to a high standard, providing an ideal space for entertaining or quiet relaxation.

The kitchen is well-presented with modern units, ample storage, and space for all necessary appliances. It has a functional layout with plenty of counter space, making it a pleasant environment for cooking and meal preparation. There is also a rear door leading directly into the garden, providing easy access for outdoor dining or entertaining.

Upstairs, the property boasts three good-sized bedrooms, all presented in immaculate condition. The master bedroom benefits from generous proportions, offering plenty of space for a double bed and additional furniture. The second and third bedrooms are also well-sized and would be ideal for children, a guest room, or even a home office, depending on your family's needs.

The front of the property benefits from a large three-car driveway, providing plenty of off-road parking for multiple vehicles. The driveway is well-maintained and bordered by attractive shrubbery and hedging, enhancing the property's curb appeal. To the rear of the home, you will find a well-kept garden, perfect for outdoor relaxation.

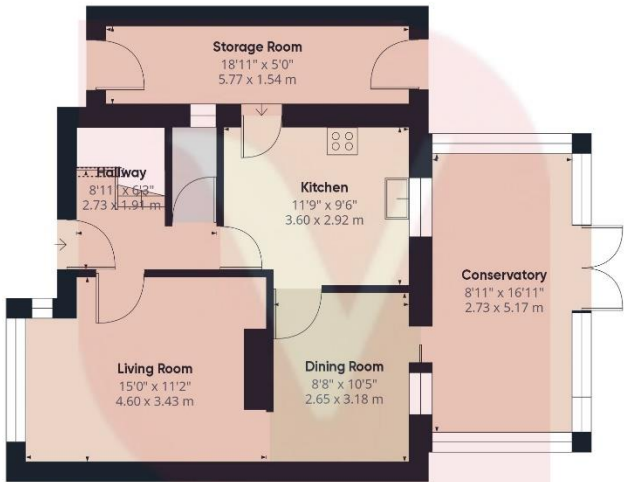
This superb home is ideal for a variety of buyers, including first-time buyers seeking a move-in-ready home, young families wanting more space and proximity to schools and parks, and second-time movers looking for a larger property with excellent transport links. With its immaculate condition, generous driveway, and well-presented living spaces, Tomlinson Avenue offers a wonderful opportunity to acquire a property in a highly desirable location. Early viewings are highly recommended to avoid disappointment.

The garden is mainly laid to lawn with a patio area ideal for summer barbecues and al fresco dining. The space is private, with well-maintained fencing offering a sense of seclusion, making it an ideal space for children to play or for adults to unwind after a busy day.

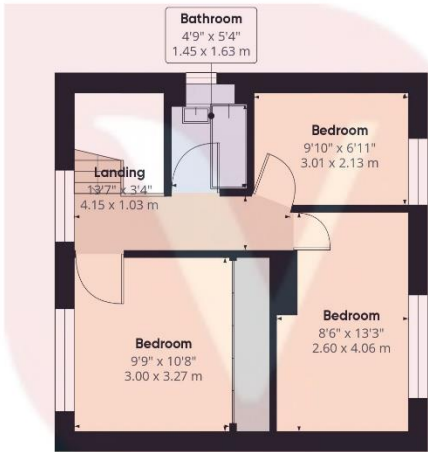
The property is situated in a fantastic location, offering easy access to a wide range of local amenities. L&D Hospital is just a short distance away, making this an ideal location for healthcare professionals or those who may need proximity to medical services.

For commuters, Legrave Train Station is within easy reach, providing direct services to London and other major destinations. Additionally, the property offers quick access to the M1 motorway, making it a great choice for those needing to travel further afield.

There is also a good selection of local shops, supermarkets, and restaurants nearby, ensuring that all your daily conveniences are close at hand. For families, the area is known for its reputable schools, making it a perfect location for young families looking to settle into a safe and welcoming community.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1071.45 ft²
99.54 m²

Reduced headroom

1.77 ft²
0.16 m²

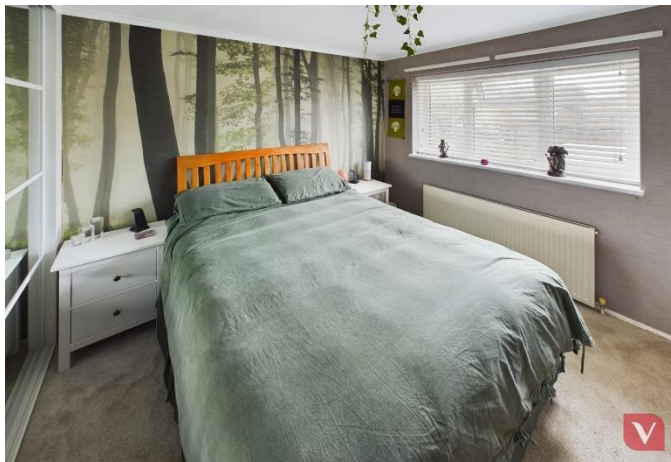
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Notice

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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